

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Modesto

State: CA

PJ's Total HOME Allocation Received: \$17,764,946

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	90.41 %	93.35 %	62	93.41 %	23		24
% of Funds Disbursed	88.09 %	85.12 %	27	84.68 %	63		60
Leveraging Ratio for Rental Activities	4.21	5.84	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	96.08 %	72.98 %	22	80.76 %	55		49
% of Completed CHDO Disbursements to All CHDO Reservations***	64.63 %	61.88 %	42	68.18 %	35		34
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.27 %	77.72 %	68	80.32 %	18		19
% of 0-30% AMI Renters to All Renters***	31.35 %	39.58 %	62	45.16 %	25		26
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.14 %	92.53 %	56	95.04 %	26		29
Overall Ranking:			In State:	28 / 92	Nationally:	44	48
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,782	\$33,130		\$26,037	185	Units	38.20 %
Homebuyer Unit	\$13,633	\$20,348		\$14,755	61	Units	12.60 %
Homeowner-Rehab Unit	\$49,484	\$27,021		\$20,487	5	Units	1.00 %
TBRA Unit	\$1,244	\$2,819		\$3,225	233	Units	48.10 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Modesto CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,854	\$81,369	\$50,311
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	1.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	59.1	15.0	50.0	33.0	Single/Non-Elderly:	15.3	12.5	50.0	19.3
Black/African American:	8.5	30.0	0.0	30.0	Elderly:	10.2	2.5	25.0	1.3
Asian:	2.3	0.0	0.0	0.0	Related/Single Parent:	27.8	37.5	0.0	44.2
American Indian/Alaska Native:	0.6	0.0	0.0	3.0	Related/Two Parent:	25.0	42.5	25.0	19.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	21.6	5.0	0.0	15.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.4					
Black/African American and White:	0.0	0.0	0.0	1.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	3.4	0.0	0.0	0.9					
Asian/Pacific Islander:	0.0	0.0	0.0	8.2					
ETHNICITY:									
Hispanic	26.1	55.0	50.0	23.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	19.3	10.0	50.0	15.5	Section 8:	24.4	0.0 #		
2 Persons:	27.3	35.0	25.0	24.5	HOME TBRA:	33.5			
3 Persons:	23.3	12.5	0.0	20.6	Other:	20.5			
4 Persons:	12.5	17.5	25.0	14.2	No Assistance:	21.6			
5 Persons:	3.4	10.0	0.0	13.3					
6 Persons:	14.2	7.5	0.0	5.6					
7 Persons:	0.0	5.0	0.0	3.0					
8 or more Persons:	0.0	2.5	0.0	3.4					
					# of Section 504 Compliant Units / Completed Units Since 2001				8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Modesto State: CA Group Rank: 44
(Percentile)
State Rank: 28 / 92 PJs Overall Rank: 48
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	96.08	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	64.63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	95.14	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.69	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

